RNTPC Paper No. A/I-TCV/31A
For Consideration by the
Rural and New Town
Planning Committee
on 6.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/I-TCV/31

Applicant : Chun Ho Transportation Engineering Company represented by Grandmax Surveyors Limited

Site : Lot 1359 RP in D.D.1 TC, Tung Chung, Lantau Island

Site Area : About 205m^2

Lease : Block Government Lease (demised for agricultural use)

Plan : Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/4 (the OZP)

Zoning : "Village Type Development" ("V")
[restricted to a maximum building height of 3 storeys (8.23m)]

Application : Proposed Temporary Shop and Services for a Period of Three Years

1. The Proposal

1.1 The applicant seeks planning permission for a proposed temporary shop and services for a period of three years at the application site (the Site) falling within an area zoned "V" on the OZP **(Plan A-1)**. According to the Notes of the OZP for "V" zone, 'Shop and Services' (being not on the ground floor of a New Territories Exempted House (NTEH)), which is a Column 2 use, requires planning permission from the Town Planning Board (the Board). The Site is currently formed, concrete-paved and vacant (**Plans A-4a to A-4b**).

1.2 The Site is accessible from Tung Chung Road via a local track **(Drawing A-1 and Plan A-2)**. According to the applicant, the proposed development comprises a two-storey converted container structure with a height of not more than 6m and a total floor area of about 100m^2 and an underground septic tank (3.6m x 1.2m) located at the northwestern part of the Site. The upper floor of the container structure will be used for sales and follow-up services relating to construction and household metalware while the ground floor will accommodate a lavatory and two covered private car parking spaces. An open-air private car parking space is also provided at the northwestern part of the Site. The location plan with vehicular access arrangements, layout and artists'

impression submitted by the applicant are shown on **Drawings A-1** to **A-3** respectively.

1.3 According to the applicant, two to four staff members will be working at the Site. The proposed development is expected to generate about 5 to 6 private cars trips per day from daily commutes and visitors. The proposed operation hours are 8:00 a.m. to 7:00 p.m. from Mondays to Saturdays (except public holidays).

1.4 In support of the application, the applicant has submitted the following documents:

(a)	Application Form with attachments received on 16.6.2026 and Supplementary Information (SI) received on 22.6.2026	**(Appendix I)**
(b)	Further Information (FI) received on 16.9.2026*	**(Appendix Ia)**
(c)	FI received on 9.10.2026*	**(Appendix Ib)**

**accepted and exempted from publication and recounting requirements*

1.5 On 14.8.2026, the Rural and New Town Planning Committee (the Committee) agreed to defer making a decision on the application for two months as requested by the applicant.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form, SI and FIs at **Appendices I to Ib.** They can be summarized as follows:

(a) the Site is located in the local settlement area of Shek Lau Po, Tung Chung. The applicant is a Tung Chung based company serving the local community. The proposed temporary shop and services use will provide construction services and household metalware products to the local residents;

(b) the temporary nature of the proposed use will not jeopardize the long-term planning intention of "V" zone and there are similar temporary applications approved by the Board;

(c) the local access roads within the village have been in existence for many years and there has long been no issue in the use of this local road network in Shek Lau Po. The proposed private car parking spaces will only serve staff and visitors of the Site;

(d) no site formation works are proposed and no car storage, washing, inspection, maintenance, repair activities will take place on-site. Noise generated by shop and services operation will be negligible, and the anticipated traffic tips generated by private cars will be minimal. No significant increase in vehicular traffic or pedestrian traffic is anticipated. The proposed temporary development would not result in any adverse environmental, traffic or noise impacts on the surrounding areas; and

(e) the applicant will submit drainage and fire service installations proposal upon the approval to address any potential drainage and fire safety concerns. The applicant also undertakes to maintain close liaison with the Civil Engineering and Development Department (CEDD)'s contractors regarding site-related matters to avoid any interface issues.

3. Compliance with the "Owner's Consent/Notification" Requirements

The applicant is not a "current land owner" but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the "Owner's Consent/Notification" Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by obtaining consents from the current land owners. Detailed information would be deposited at the meeting for Members' inspection.

4. Background

The Site is not subject to any active planning enforcement action.

5. Previous Application

The Site is not the subject of any previous application.

6. Similar Applications

There are two similar applications (No. A/I-TCV/20 and A/I-TCV/30) covering the same site for temporary shop and services for a period of three years within the same "V" zone on the OZP in the past five years. These applications were approved by the Committee in 2022 and 2026 respectively mainly on considerations that the temporary use would not jeopardise the long-term planning intention of the "V" zone; being not incompatible with the surrounding uses and the departmental comments could be addressed by implementation of approval conditions. Details of these similar applications are summarised in **Appendix II** and their locations are shown on **Plan A-1**.

7. The Site and Its Surrounding Areas (Plans A-1 and A-2, Aerial Photo on Plan A-3 and Site Photos on Plans A-4a and A-4b)

7.1 The Site is:

(a) currently formed, concrete-paved and vacant; and

(b) accessible from Tung Chung Road via a local track.

7.2 The surrounding areas are:

(a) predominantly rural in character within the village cluster of Shek Lau Po Village, comprising village houses, orchard, storage/workshop uses, vehicle parking areas and vacant land;

(b) to the further north of the Site is the planned residential area zoned "Residential (Group C) 2" ("R(C)2"); and

(c) to the further east across Tung Chung Stream is the planned Tung Chung River Park, which is currently under construction.

8. Planning Intention

The planning intention of the "V" zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a NTEH. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

9. Comments from Relevant Government Departments

All the government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided in **Appendices III** and **IV** respectively.

10. Public Comment Received During Statutory Publication Period

On 26.6.2026, the application was published for public inspection. During the statutory public inspection period, one comment from an individual was received (**Appendix V**), objecting the application mainly on the concerns about the drainage, landscape, ecological, traffic, and environmental impacts and public nuisance from the proposed development.

11. Planning Considerations and Assessments

11.1 The application is for proposed temporary shop and services for a period of three years at the Site, which is zoned "V" on the OZP (**Plan A-1**). Whilst the proposed use is not entirely in line with the planning intention of the "V" zone, according to the submission, the applicant, who is a local Tung Chung enterprise, intends to provide construction-related services and household metalware to nearby residents. The District Lands Officer/Islands, Lands Department advises that no Small House application at the Site has been

approved or is currently under processing. Approving the application on a temporary basis of three years would not jeopardise the long-term planning intention of the "V" zone.

11.2 The proposed temporary development is not incompatible with the surrounding areas, which are predominately rural in character comprising village houses, orchards, converted containers storage, open storage, vehicle parking areas, temporary works areas and vacant land (**PlanA-2**).

11.3 Relevant government departments consulted, including the Commissioner for Transport, Director of Fire Services, Chief Engineer/Hong Kong & Islands of Drainage Services Department and Director of Environmental Protection have no objection to or no adverse comment on the application. To address the technical requirements of the concerned departments, relevant approval conditions are recommended in paragraph 12.2 below.

11.4 There are two approved similar applications within the same "V" zone in the past five years as mentioned in paragraph 6 above. Approval of the current application is in line with the previous decisions of the Committee.

11.5 Regarding the public comment as detailed in paragraph 10 above, the departmental comments and planning assessments above are relevant.

12. Planning Department's Views

12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comment in paragraph 10, the Planning Department has no objection to the application.

12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until 6.11.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

(a) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **6.5.2027**;

(b) in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **6.8.2027**;

(c) in relation to (b) above, the implemented drainage facilities on the Site should be maintained at all times during the planning approval period;

(d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **6.5.2027**;

(e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **6.8.2027**;

(f) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and

(g) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.

Advisory clauses

The recommended advisory clauses are attached at **Appendix IV**.

12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the proposed use is not in line with the planning intention of the "Village Type Development" zone which is intended for development of Small Houses by indigenous villagers. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

13. Decision Sought

13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.

13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form with attachments received on 16.6.2026 and SI received on 22.6.2026

Appendix Ia	FI received on 16.9.2026
Appendix Ib	FI received on 9.10.2026
Appendix II	Previous and Similar Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comment
Drawing A-1	Location Plan
Drawing A-2	Layout Plan
Drawing A-3	Proposed Temporary Structure Illustration
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
PlansA-4a to A-b	Site Photos

PLANNING DEPARTMENT
NOVEMBER 2026